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**Redevelopment Authority Minutes
Meeting of August 18, 2010**

City Hall, Council Chambers

7:30 a.m.

Members Present: Messrs. Green, DeRosa, Huggins, Barr, Halloin

Staff Present: Messrs. Schatz, Reiter, Nick, Ms. Casteen

1. **Minutes.**

The minutes of the July 21, 2010, meeting were approved on a motion by Mr. Barr, seconded by Mr. Green.

2. **Financial Statements.**

Ms. Casteen presented an overview of the financial worth of the Redevelopment Authority for July 31, 2010. Mr. Huggins moved to accept the financial report. Mr. Halloin seconded and the motion carried.

3. **Consideration of a proposal from John Mogensen for 2 S. Barstow Street.**

Mr. Mogensen presented his proposal for 2. S. Barstow Street. He stated he owns most of the alley behind the building, so he has fire safety access to the alley. He owns the private parking lot across Barstow Street to the east and can provide parking for users. He estimated the time table for development would be two years. The second and third floors would be apartments with a commercial use on the ground floor. He will have an engineer study the basement structure to determine its strength.

No action was taken by the RDA after deliberation in the closed session.

4. **Consideration of a motion to accept Parcel #8-0034 from the City of Eau Claire.**

Parcel #8-0034 is a small vacant parcel of land on Wisconsin Street and Riverfront Terrace in Block 6 which the City has owned since 1981 as part of the former Phoenix Steel property. The RDA will consider selling this and other parcels to Phoenix Parkside, LLC, under the terms of a redevelopment agreement.

Mr. Halloin moved to accept this parcel from the City of Eau Claire. Mr. Green seconded and the motion carried.

5. **Update on the status of the Phoenix Parkside, LLC, Phase II land sale.**

Mr. Schatz explained that the City has applied to FEMA to remove Block 6 from the flood plain. The area was filled earlier this summer and is to be conveyed to Phoenix Parkside, LLC, once the property is approved for removal. FEMA has 3 months to review the request. This means that the RDA will not be able to meet the September 1, 2010, date for closing on the property for Phase II of the redevelopment project.

6. Closed Session.

Mr. Barr moved, Mr. Green seconded, to convene in closed session in order to confer with City staff regarding negotiations for the purchase agreement for 2 S. Barstow Street and for Phase II Phoenix Park LLC development and purchase agreement, which is permitted in closed session pursuant to Wisconsin Statutes 19.85 (1) (e).

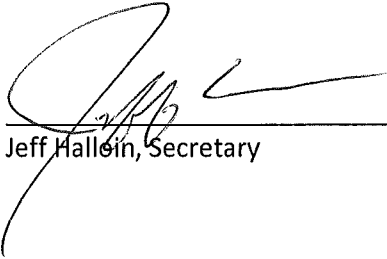
7. Open Session.

8. Announcements and directions.

The RDA directed the staff to set a special meeting of the RDA for Wednesday, August 25, at 7:30 a.m. and to meet with Mr. Mogensen to negotiate a purchase agreement for 2. S. Barstow Street and to investigate a timetable for extension of the agreement for the sale of Block 6 to Phoenix Parkside LLC.

9. Next meeting.

The next meeting will be August 25, 2010 and the next regular meeting September 15, 2010.



Jeff Hallen, Secretary